



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, February 19, 2015

Approved March 5, 2015

6:04:50 PM **6:00 P.M. ~ Work Meeting** (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith

Council Members:

Coralee Wessman-Moser, Mike Day, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

City Planner, Bryn McCarty briefly mentioned that she will be bringing the planning commission text changes throughout the year.

Item 2.1 Bowler. Applicant will show a new plan and will ask the commission for feedback. No decision will be made this evening.

Item 2.2 Walz. Heather Upshaw, Planner III explained that she met with the applicant and told him it would be most likely a C2 not a C1. The commission briefly discussed the uses in C2.

Item 2.3 Jessop. One concern staff had was putting a park in this development so they looked at different amenities that could be done instead. Staff recommended connecting the trail from 14200 S to The Cove and putting in more amenities along the trail. Commissioner Blayde Hamilton explained that this applicant is over the allowable density and that needs to be fixed. He discussed an option for the applicant to take the proceeds from one lot and with those proceeds put recreation in the south. City Planner Bryn McCarty explained that the applicant is short about an acre on open space and could do a fee in lieu. A discussion amongst the commission about the amenity options and a fee in lieu option took place.

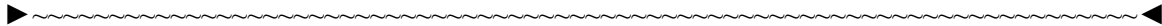
Item 2.4 RDM. The applicant asked for this to be continued. However, the public has already been notified about a public hearing, so that hearing needs to be allowed. Planner McCarty sent emails that staff received on this item to the commission. Staff recommends leaving the public hearing open for a future meeting on this item. Planning Commissioners discussed

options and concerns for the development. Options shared were to obtain a traffic study, turn the lots to face the cul-de-sac and half acres along the road. City Engineer, Blake Thomas suggested that they make sure when asking for a traffic study that they ask for the safety aspect too (i.e. where the stop signs are located, etc).

Item 2.5 Rosecrest Communities. This development will be for active adults. It's a gated community with private roads and HOA maintained. The density is part of the density for the overall development. Commission asked if there is a count on density for the overall development. Applicant commented that he can get that number to them. A discussion about the different elements (varied lot sizes, elevations, driveways, etc.) in this development took place amongst commission, staff and applicant.

Item 2.6 Text Change for Family Food Production. Staff broke the ordinance up based on lot sizes, and was open to talking about the numbers of each animal. Lot sizes are half acre or less, half acre to one acre and then one acre plus. Staff divided animals into small, medium and large and added alpacas and miniature horses. Pigs are a specific use allowed in an acre. Pot belly pigs are handled by animal control; they are not considered a house hold pet. Numbers of animals for each lot size were discussed. Commissioner Blayde Hamilton asked if a riding class would be a permitted use. Horses are listed in the chart so they can be removed from the ordinance and not listed separately. There was language stating city council can approve; staff added language that would allow them to deny or change as well as approve.

[7:02:29 PM](#) Meeting Adjourned



[7:08:35 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith

Council Members:

Coralee Wessman-Moser, Matt Robinson, Mike Day, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Heather Upshaw, Planner III
Cindy Quick; Deputy Recorder
Brett Wood, City Manager
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

- 1.1 [7:09:09 PM](#) Reverence / Thought: [Keaton Miller](#)
- 1.2 [7:09:33 PM](#) Pledge of Allegiance: [Kade Miller](#)
- 1.3 [7:10:19 PM](#) Roll call: [Full Quorum, Wade Thompson and Jessica Morton absent](#)
- 1.4 [7:10:30 PM](#) Approval of Minutes for: [February 5, 2015](#)

Commissioner Jeramy Burkinshaw **MOVED** to approve the minutes for February 5, 2015.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

[7:10:46 PM](#) Chair Smith reminds the audience about the public comment policy. He commented that emails had been received and reviewed by the Planning Commission. He also mentioned that item 2.4 has been continued. He explained that he would allow public hearing for this item but comments will be allowed at the next meeting as well.

2. **REGULAR AGENDA:**

- 2.1 [7:13:53 PM](#) [38C14](#) – Bowler Properties – 12200 S 5100 W – Proposed Planned Unit Development of Single Family Lots and Townhomes – Zone: R-2-10 – Acres: 182.4 – Units: 1093

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. She explained that the plan had been revised to comply with the general plan. Applicant would like feedback so they could bring back a proposal at a future meeting.

Lyn Bowler (applicant), 7095 S. 5490 W., explained that many changes had been made. He addressed eight “to do” items that he made from the last meeting. He reported on a completed traffic study; at full build out the boulevard road connecting to Anthem Blvd would remain at B status. He reported on overall density. He redesigned the plan to get to 1093 units instead of 1300+ units. He reported on 14 different pods with density and uses in each. He spoke about commercial area and mentioned that he felt fine about holding the area as commercial for an estimated amount of time which would be agreed upon by commission and developer. He explained that they did take out the pocket parks as requested and added larger parks on the plan.

City Planner Bryn McCarty explained that the commercial areas need to be discussed with council to allow an agreement for a time frame of holding the commercial areas for a time and developing them as residential thereafter.

Chair Clint Smith asked if the overall density was calculated with or without the commercial property. The response was that it was calculated with the commercial property and that if the commercial area develops with commercial it would reduce by 315 units.

Commissioner Chris Berbert asked about the plans for the five acre park. The response was nothing further had been explored. They will install playground equipment and or pavilions. Applicant asked for feedback on the park. Chair Clint Smith asked for him to work with the park department for the 10 acres presented in the plan. A brief discussion about trail connections took place.

City Planner Bryn McCarty reminded commission that they will give overall approval and then individual final approval for each pod.

Lyn Bowler, mentioned that two Charter Schools are interested in locating in pod 1, 8 or 9. He asked for additional feedback on the plan.

Chair Clint Smith suggested removing pod 2 from the plan because the applicant mentioned selling it to another developer.

Lyn Bowler continued the discussion addressing CC&R's. The single family areas will have public streets throughout all the pods. There will be private streets in the pods with attached housing (7, 8, 14 and perhaps the commercial as well). He mentioned that the Trax Station is an actual trax station and is mirrored after the station at 9000 S and State Street. The CC&R's will be recorded.

Lyn Bowler continued and explained that a soil study was completed. The state plans found contamination in a 26 acre area. Contamination was found along the boundary of Terrameer and the Miller's property, approximately 7 yards of area. Residents asked about contamination in pod #1 and that area is still clean. He mentioned that their engineer will be tasked with creating a berm and landscaped area along the creek to keep water flowing and in the creek.

Chair Clint Smith thanks the applicant and felt that he was thorough in his reports which made him feel encouraged in the direction the development is heading.

Commissioner Jeramy Burkinshaw **MOVED** to continue this item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.2 7:48:51 PM **03Z15** – Walz – 12626 Herriman Main Street – Proposed Rezone from A-1 to C-1 Zone: A-1 – Acres: 2.7 (**Public Hearing was held on February 5, 2015**)

Planner III, Heather Upshaw explained that there had been a public hearing and feedback given to the applicant was not to expand the storage units. The list of uses in C-2 zone was sent to the commission. Staff had a meeting with the property owner and gave direction from the commission. Some of the uses in the zone were of concern such as a bank on the corner of this property. Staff is recommending C-2 and not C-1 based on planning commission direction.

Chair Smith commented that the applicant is not present. He turns time to commission for discussion and action on the item. Commission consensus was for C-2 zoning with removal of bank, convenience store and public-quasi use.

Commissioner Blayde Hamilton **MOVED** to recommend this item to council from A-1 to C-2 and recommends the list provided: art shop and artist supply, athlete goods stores, athletic goods stores, bakeries, barber shops, beauty shops, bicycle shops, book stores, clothing stores, florist shop, gift shop, health food store, ice-cream shop, photography and photography supplies, restaurants, reception centers or wedding chapels, and recreation commercial.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.3 [7:54:10 PM](#) [25Co6-01/o6So6-01](#) – Jessop – 6775 W Rose Canyon Road – Proposed Subdivision and Planned Unit Development Amendment to add 3 Single Family Lots Zone: A-.25 – Acres: 25.6 – Units: 55 (Public Hearing was held on February 5, 2015)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. Applicant added three additional lots. Previous density was 2.03 and the new density is 2.14. 20% open space is required because it is a PUD. The applicant is currently short on open space. She presented an option of connecting a trail to the cove trail and providing extra amenities along that trail for the higher density proposed.

Commissioner Blayde Hamilton asked for clarification about the open space. He reported that the applicant owed an acre of open space at the prior rezone meeting. Planner McCarty explained that the clubhouse was part of the open space and she believed they were over the 20% requirement on the plan before. When the applicant took out the club house, it took them under the requirement.

Chair Smith reported that the options the commission had is to require the acre on the plan where the clubhouse had been, to now be open space or a fee in lieu to take the cost of that open space to place amenities elsewhere.

Commissioner Blayde Hamilton felt fine about the applicant providing a fee in lieu for removing the club house for the open space but he also felt the applicant needed to provide the additional amenities to allow for proposed higher density, which could be additional amenities or trail connection, or an additional fee in lieu.

Doug Jessop (applicant), 9962 S. Birdy Way, SJ UT, was open to a fee in lieu or adding resources to the development. He mentioned the need to add an additional bridge to connect to the cove. He mentioned he could show the commission plans for a trail and bridge.

A brief discussion about the options for open space and density took place. The consensus of the commission was for a fee in lieu. Commissioner Adam Jacobson suggested being able to see a plan for the trail and where it would be placed. Commissioner Chris Berbert suggested that the commission provide detailed direction in the motion and let the applicant move forward.

Commissioner Blayde Hamilton **MOVED** to continue this item with no date to see a plan for the trail on the back side of these properties and a plan as it goes down through the trail and how many amenities that he plans on putting in, including the bridges.

Commissioner Adam Jacobson **SECONDED** the motion.

Applicant asked for clarification after the motion was made. Commission is alright with the density, as long as he brings a plan back showing the proposed amenities, trail and bridge. As well as, bringing cost estimations for those improvements to address the fee in lieu.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	No

Vote passed.

Motion carried.

2.4 [8:14:03 PM](#) ~~2021~~²⁰²⁴ – RDM Land & Development – 6769 W 14600 S – Proposed Subdivision of Single Family Lots – Zone: A-.25 – Acres: 31.95 – Units: 75 (PUBLIC HEARING)

Chair Smith reported that the applicant asked for this item to be continued – the public hearing will remain open for the next meeting.

City Planner Bryn McCarty explained that the applicant added acreage and oriented the commission with plat maps. She asked commission to leave the public hearing open.

James Berkley (applicant), 10942 S. Scotty Dr, SJ UT, explained that he was taking the planning commission advice and would try and work through the suggestions.

[8:16:19 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Anna DiLello, 14503 S Valle Vista Dr, explained that she lives south of the detention basin. She described the detention basin as huge and very steep. Kids play and sled there. The visibility is a great concern to her. Anna is worried about more traffic, bringing in more children to this area and worried about accidents.

Crystal Martin, 14458 Palo Alto Dr, mentioned that she sent an email to the commission. She requested that a traffic study be required before approval is given.

Shane Martin, 14458 Palo Alto Dr, was concerned about traffic as the area continues to grow. Felt that 6600 W needs to be completed for an outlet.

Scott Hall, 14258 Palo Alto Dr, concerned about traffic and mentioned that he has asked for an electric speed sign to be placed in this area. Reported that Palo Alto and Valle Vista were never supposed to end in a circle and felt that they should end in a circle. He was also frustrated with the amount of times this has been continued to another agenda.

Teresa Husarik, 6774 W 14600 S, had provided written comments. She was concerned over the small lots. She would like the perimeter lots to be at least ½ an acre (21780 sq ft) and the interior lots to be no less than 1/3 an acre (14506 sq ft). She was also concerned about having the catchment pond right in front of her house.

Melinda Diefenderfer, 14424 S. Valle Vista Rd, was told by Candlelight Homes that Valle Vista would be a closed road and not a through street. She was told there would be a park on this street. She felt that the safety of the road is in question and is very dangerous.

Kevin Rossetti, 6778 Ensenada Court, concerned with public safety. Wanted this to be a closed neighborhood and closed road. He felt frustrated with the lot sizes not being a 1/3 acre.

Eric Johnson, 6708 W. Temecula Ln, concerned that the roads don't have a cul-de-sac as promised. He felt that Temecula Lane was never meant to be an outlet. He was also concerned about allowing higher density in this area.

Stanley Kelch, 6600 W Wide Hollow Dr, he remembered that Valle Vista was an approved through road that went to Wide Hollow Drive. He was concerned about all the traffic going to 6600 West.

Mark Avery, 6766 W Ensenada Ct, felt that there are homes being built without providing two accesses. He mentioned that Candlelight did say there was supposed to be a circle here and that owners felt misled.

Scott Alden, 6968 W Boulder Ridge Cir, concerned with an emergency situation and the amount of traffic coming through the cove with this development. He would like to keep the lot sizes congruent with the cove.

Don Winrow, 14453 Temecula Court, was concerned with the impact on infrastructure, water pressure and storm drain. He was concerned with the density and would like 1/3 acre lots required. He felt frustrated that there was no detention pond or parks on this plan. He felt the developer should improve 6600 West and would like to see a safety study completed for this road, not just a traffic study.

Jesus De La Barra, 6748 Ensenada Court, was concerned about the safety, the road is inappropriate for such high traffic. He requested that the commission create a better flow in this neighborhood.

Todd Ericksen, 14492 S. Valle Vista Dr, chose a lot next to the park and liked the lot sizes in his neighborhood. He was concerned that his development is being threatened with this proposal. He felt the road was not designed for high traffic. He suggested developing a step wise solution; develop 6600 W from Temecula south to 14600 S. He was worried about being able to safely evacuate when the time comes.

Conley Ipson, 14368 S. Palo Alto Dr, shared the same concerns as his neighbors; safety and traffic concerns. He commented that the road is easy to speed down. He suggested having the developer improve 6600 West and have the city pay it back over time. He is also worried about evacuating after this development is in place.

Randy Isham, 14431 S. 6600 W., concerned about traffic coming along 6600 West and the dust it will cause. He would like 6600 West paved.

Drew Tarry, 6742 Temecula Ln, was concerned with safety. He reminded the commission that children walk the streets to get to the bus stops and he is worried about the extra traffic this development will cause. He would also like to see 6600 West paved.

Tiffany Ericksen, 14492 S. Valle Vista Dr, was worried about the traffic and speed next to the park along this road.

Rick Paxman, 14569 S 6600 W, was concerned that 6600 W is not being snow plowed. This road has been used as a sleigh riding hill. He was concerned with the long driveways of these properties and when backing down the driveway, not being able to see the kids sleigh riding on the road.

[8:59:40 PM](#) Chair Smith leaves the public hearing portion open.

Chair Smith thanks public for their involvement in the development that takes place in Herriman.

Chair Clint Smith takes opportunity to comment regarding this development. He explained that he understands we are in a desirable growing community and that there will continue to be development. He explained that it is the responsibility of the planning commission and the residents to voice their opinions about how that development is done. He hoped for developers that are willing to listen to that input. It is his understanding that this developer is working on changes but is concerned that the developer is not taking those comments to heart. He spoke of the development process and felt a little offended that the input given to the developer to this point has not seemed to have been taken to heart, nor implemented. He further commented that he would have a hard time supporting this plan moving forward if there is no effort from the developer to implement the desired changes requested. He wanted the development process followed and hopes to have development that he can be proud of when he's gone, for his children. He hoped to see that the input given will be taken to heart and implemented. He commented that there have been many examples of change and good that comes out of the public being involved in the development process. He applauded those in attendance for being involved and voicing their concerns and turned the time to the planning commission for discussion or input.

Planning Commissioner Adam Jacobson would like this continued until a traffic study is completed. He felt that there had been several meetings where not all the data had been presented. He would like staff to review the stub roads on Valle Vista to see if it was a platted access. He had questioned about the storm drain pond and whether it was sized for this area. He would like to see lots 18, 19, and 20 accessed into the cul-de-sac and not off the cove. He'd like to see ½ acres (along the west side) that had been required since the very first meeting. He recommended that the traffic study incorporated all the way down to 14200 S and 6400 W. He reiterated not bringing this back on an agenda until commission had a chance to review the traffic study.

Planning Commissioner Jeramy Burkinshaw agreed with Adam Jacobson and Clint Smith. He wanted to go on record about being frustrated and somewhat offended. He felt the developer had received specific feedback but the same plot plan kept coming back. He felt fundamental changes needed to take place or maybe the commission should deny it and let them start over.

Planning Commissioner Chris Berbert wanted residents to know he hears their concerns and plans to do the best to accommodate those requests in a way that makes sense as a city, helps the citizens and the developers to accomplish what they would like to. He believed a traffic study would really help assess the situation and hoped to be able to get a nice development that is nice to live next to, so residents will stay here.

Commissioner Adam Jacobson questioned whether or not staff can bring back the proposal when it's prepared and whether it will be re-noticed?

City Planner Bryn McCarty asked Commissioner Jacobson to state that in his motion and commented that she would be fine to mail out notices to residents again when it's back on the agenda. Planner McCarty further explained that she won't bring the applicant back until she received a traffic study, the city engineer had reviewed it, a copy was sent to the planning commission, and then it will be scheduled for an agenda. She reported that when residents see it on the agenda, they will know that the study had been done and reviewed.

Commissioner Adam Jacobson **MOVED** to continue this item until planning commission has received a traffic study that recognizes safety, as well as the count and goes down to 14200 S and 6600 W so it takes

into account Valley View plus this project and that the study is reviewed by the city engineer and a copy be sent to the planning commission; the storm drain is reviewed; lots 18, 19 and 20 access into the cul-de-sac, into the project not accessed off the cove, and that half acres are shown on the plan along the west side, adjacent to the cove.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

Five Minute break [9:15:38 PM](#)

[9:20:36 PM](#) Resume

- 2.5 [9:20:36 PM](#) **02S15/01C99-15** – Rosecrest Communities, LLC – 14867 S Juniper Crest Road Proposed Subdivision of 202 Single Family Lots – Zone: R-1-15 – Acres: 52.56 Units: 202 (PUBLIC HEARING)

City Planner Bryn McCarty oriented the commission with site plans and aerial maps and explained that this subdivision is part of the master planned Rosecrest area.

Matt Watson, 6703 Gina Rd, represented Rosecrest Communities and described the details of the subdivision. It is a 202 lot, active adult, gated community. He showed an overall Rosecrest plan and illustrated the different areas of the plan. He showed a proposed dirt trail as part of a mountain bike trail, one on each side of the canyon. There will be a clubhouse with pool, a workout room, gazebo and a gathering pit. It will have private roads. There will be back loaded garages and alley ways. It is a gated community so there is no through access. He showed the layout of the small lots. Homes are a craftsman style with a big front porch. Small lots are fully maintained by the HOA.

[9:29:10 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Mary Ann Hawke, 4957 W. River Chase Rd, asked the commission what they want this area to be and asked them to allow bigger lots so they can enjoy the area they live in. She spoke to over fifty people in this area and they don't approve of these lot sizes. She desired an enhanced better development for Rosecrest.

Kymra Voseipka, 4993 River Chase Road, was concerned about outlets for fires and was also concerned about water pressure. She felt worried about the development removing the juniper trees in the area. She wondered about who the builders for this development are and was concerned about the high density being proposed.

David Watts, 14461 S. Windom Road, objected the private roads and requested that the commission require city standard roads.

Scott Alden, 6968 W. Boulder Ridge Cir, was concerned with the density of this development and with critical care the greater stress it would put on emergency resources.

[9:36:45 PM](#) Chair Smith closed the public hearing.

Matt Watson addressed the density issue. Juniper Point's net density is 4.4 units per acre. This subdivision is 4.8 units per acre. There are a lot larger lots and smaller lots in the proposed development. There are those that don't want larger lots and some that do.

City Planner Bryn McCarty stated that item #6 should state 'submit design guidelines.'

Chair Smith would like an overall count of where the density and open space is for this development.

Matt Watson reported that they were approved for 4,719 units and are now approximately down to 3,500 units left. He will get an exact count.

Mike Bradshaw with Rosecrest, 4851 W River Chase Road, surveyed the juniper trees in this development and reported that 90 to 95% of those trees will not be touched.

Chair Smith turned time to the planning commission for discussion.

Commissioner Adam Jacobson asked for clarification/detail on the layout of the small lots. A brief discussion amongst commission regarding the design and purpose of the area took place. Commissioner Adam Jacobson asked for detail about how the gate would tie in next to the vinyl fencing in the area. Applicant explained there would be brick columns every so often and then the gate would tie in. A discussion about the gate function took place.

Commissioner Chris Berbert **MOVED** to approve this item with staff recommendations of changing six to read submit design guidelines to be approved by the planning commission; and seven in the small lots it needs to be the front porch ten feet.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.6 [9:55:22 PM](#) **02Z15** – Herriman City – Text Change to the Family Food Production Definition in Section 10-2-1 of the City Code (**Public Hearing was held on February 5, 2015**)

City Planner Bryn McCarty commented that staff received good feedback from the commission and a few changes were made. Staff added a chart with small, medium and large animals. She recommended that in the motion they should state 'per one acre.' Horses and cows can be taken out now that they are in the chart. Commissioner Blayde Hamilton asked if there was something different for old town. The response was no and a grandfather clause was discussed. Grandfather clause is six months or a year of non-conforming and it is complaint driven.

Chair Clint Smith worried about impacting those families who are legitimately running a family food production on a smaller lot. He suggested cleaning up the verbiage related to cows and horses before going to city council.

Commission allowed public comment from Scott Alden, 6968 W. Boulder Ridge Circle. He was concerned with the allowance of 50 small animals on .5 acre to .99 acre. He suggested limiting the number of animals on the lots next to half acre lots.

Commissioner Jeramy Burkinshaw **MOVED** recommendation to the council to approve this item to change one acre to per one acre and staff will clean up the language related to cows and horses in the text portion.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.7 [10:06:42 PM](#) **04Z15** – Herriman City – Text Change to Section 10-6-1 Regarding Notices for a Rezone (**PUBLIC HEARING**)

City Planner Bryn McCarty explained the changes to this section. It required posting a sign on the property for every rezone application. City provides the sign but the applicant needs to post it. Previously it said City Council can approve the application. Staff added language to allow them to approve, deny or change.

[10:08:13 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

David Watts, 14461 Windom Road, is fully supportive of this change to put signage on the rezone site.

[10:08:52 PM](#) Chair Smith closed the public hearing.

Chair Smith turned to the planning commission for discussion. Planning Commissioner Chris Berbert would like to add a deadline for posting; a minimum of 10 days prior to the hearing.

Commissioner Chris Berbert **MOVED** to approve recommendation for this item and adding a minimum of 10 days prior to hearing in a visible location on the property.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Vote passed.
Motion carried.

3. [10:10:58 PM](#) **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

None

4. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Blayde Hamilton **MOVED** to adjourn the meeting and Commissioner Adam Jacobson **SECONDED** the motion. The voting was unanimous. Motion carried.

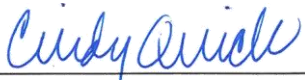
The meeting adjourned at [10:11:41 PM](#).

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **February 25, 2015** @ 7:00 PM

5.2 Next Planning Commission Meeting - Thursday, **March 5, 2015** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 19, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder